

DRAFT – PROPERTY COMPENSATION POLICY

October 19th, 2009 Staff Presentation
To Trent Hills Council



Property Compensation Policy

BACKGROUND

- Part of measures to mitigate impact of a new river crossing
- A new bridge will impact a number of existing private properties in varying degrees (direct/indirect)
- Property owners wish to know how they will be compensated and timing
- Property compensation and acquisition policy required to support ESR

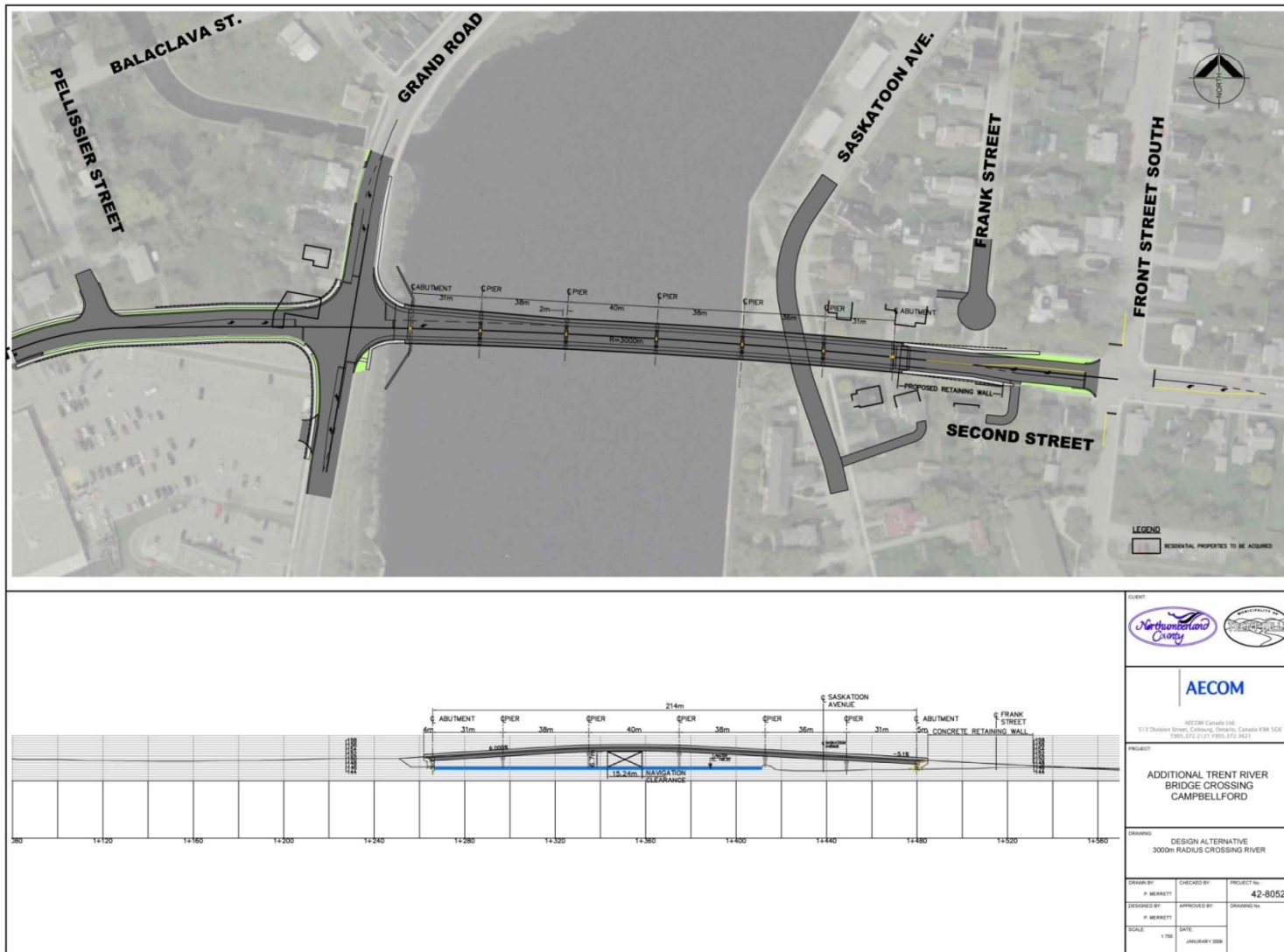
Property Compensation Policy – WHY?

- A new Second Street Bridge will benefit all motorists in Trent Hills and beyond
- A local residential landowner should not suffer financially due to new road providing broad community benefits
- Once ESR is approved, significantly impacted properties become “frozen”
- Property owners should be able to “get on with their lives”
- Beneficial to stage property acquisitions

Property Compensation Policy

Review of Preferred Solution

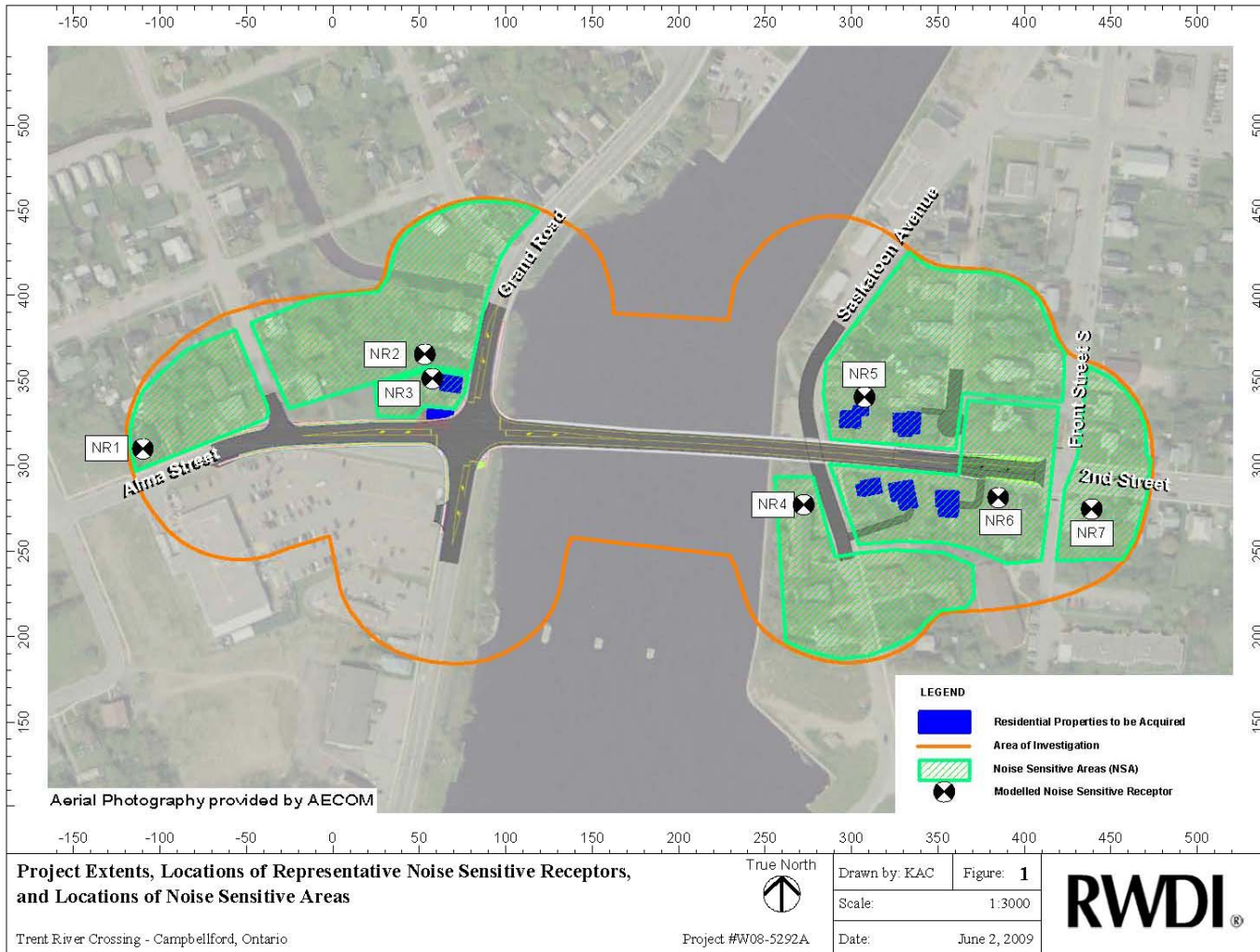
Properties that have frontage on or immediately abut the “dark grey hatch” areas shown on project drawing as presented at Public Information Centres (PIC).



Property Compensation Policy

Review of Preferred Solution

Properties falling within the “Area of Investigation” of 60m on either side of the roadway as defined in the noise impact study presented at PIC’s and may be indirectly influenced by its location.

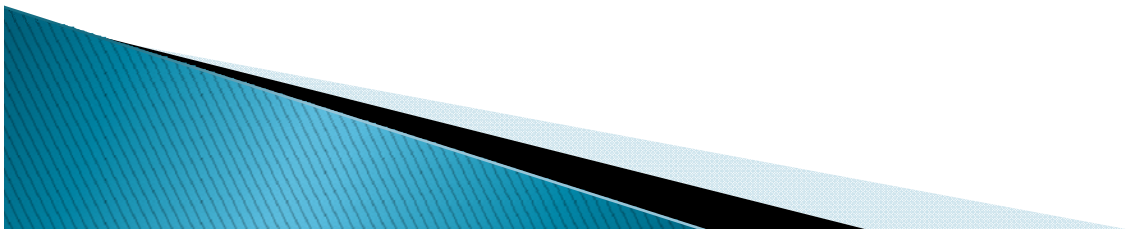


>5dBa	<5dBa
NR1 - 4 prop.	NR2 - 8 prop.
NR3 - 1 prop.	NR4 - 5 prop.
NR6 - 6 prop.	NR5 - 13 prop.
	NR7 - 5 prop.
Total - 11 properties	Total - 31 properties

Property Compensation Policy

Summary of Properties Impacted

1. Outright acquisition – 7 properties
2. Direct impacts on private lands – 16 properties
3. Indirect impacts – 11 properties



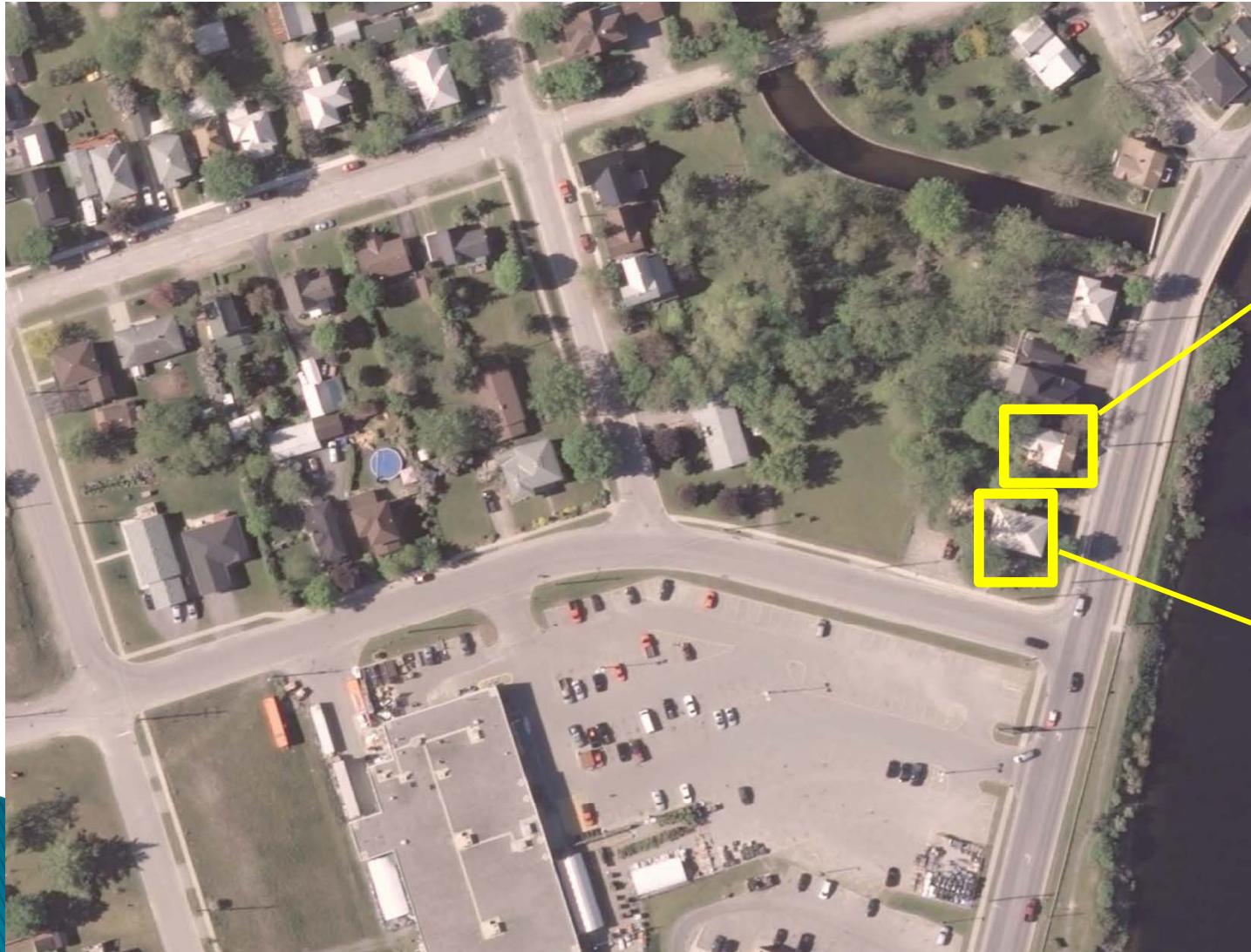
Property Compensation Policy

Summary of Properties Impacted

Category	Number of Affected Properties	Recommended Action	Recommended Action
1 – Direct severe proximity impact	7	Acquire 1 property for structure removal or relocation	Acquire 6 properties for possible resale or compensate for impact on property value or structure relocation
2– Direct significant proximity impact	16	Compensate 16 properties for impact on property value incl. purchase for road widening	Property owners may choose to negotiate a sale with Negotiating Committee
3– Traffic noise impact > 5 dBa	11 (net of 4)	Compensate 4 properties for traffic noise impact	

Property Compensation Policy

Summary of Properties Impacted – west side

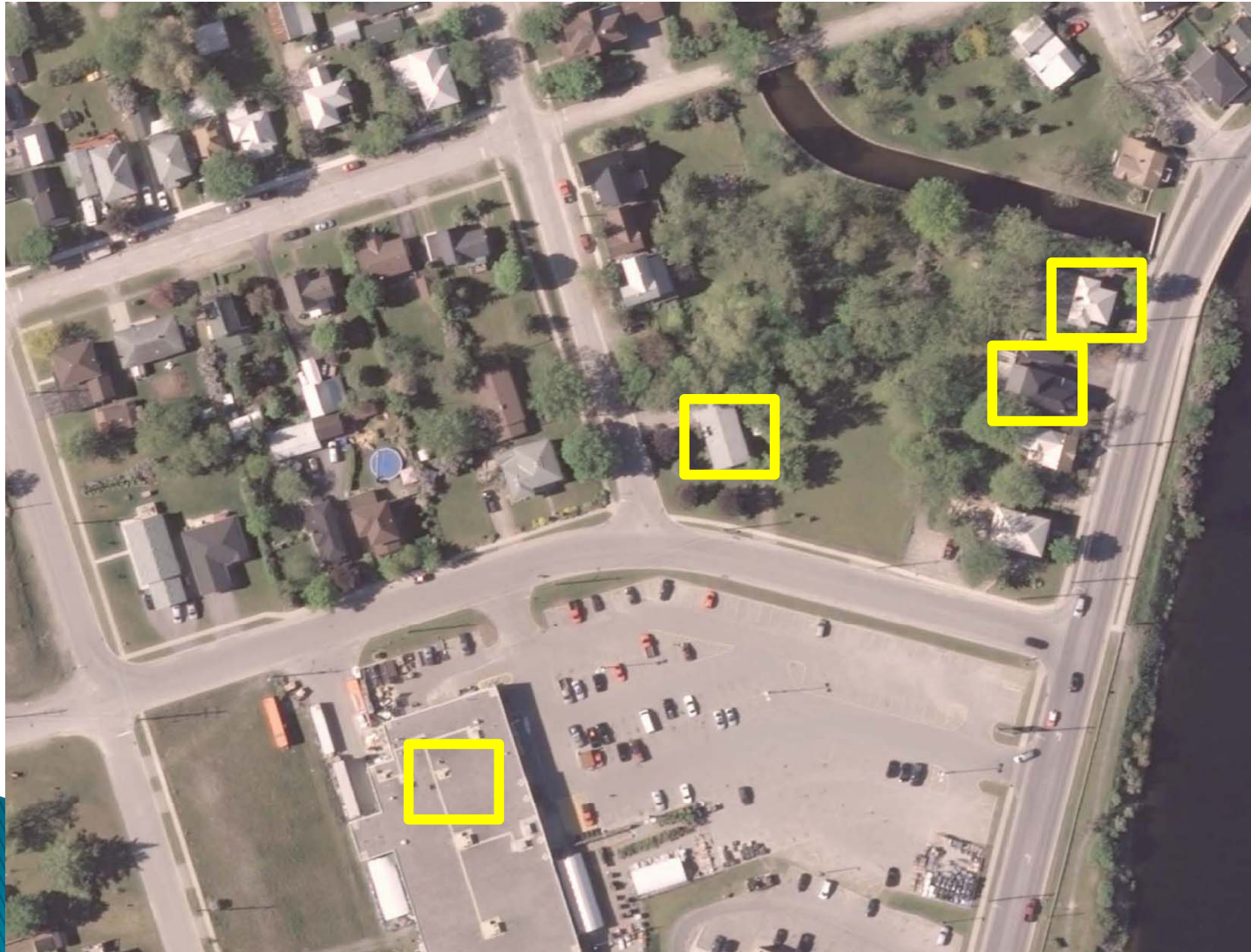


Acquire 1 property for resale or compensate for impact or relocation

Acquire 1 property for removal or relocation

Property Compensation Policy

Summary of Properties Impacted – west side



Compensate
4 properties
for impact on
property
value incl.
possible
purchase for
road
widening

Property Compensation Policy

Summary of Properties Impacted – west side

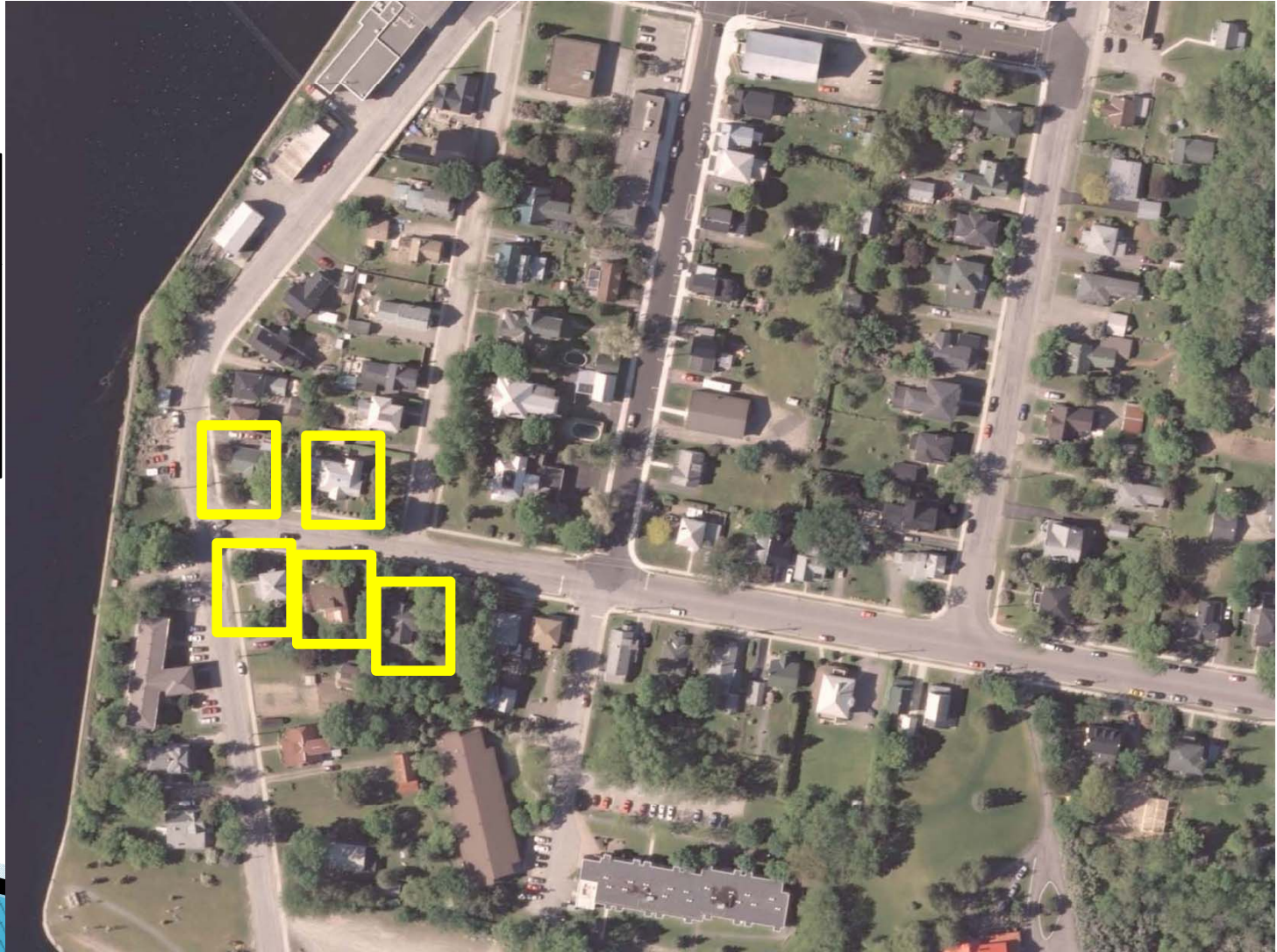


Compensate
4 properties
for traffic
noise impact

Property Compensation Policy

Summary of Properties Impacted – east side

Acquire 5 properties for resale, compensate for impact or relocation



Property Compensation Policy

Summary of Properties Impacted – east side

Compensate
12 properties
for impact on
property
value incl.
possible
purchase for
road
widening



Property Compensation Policy

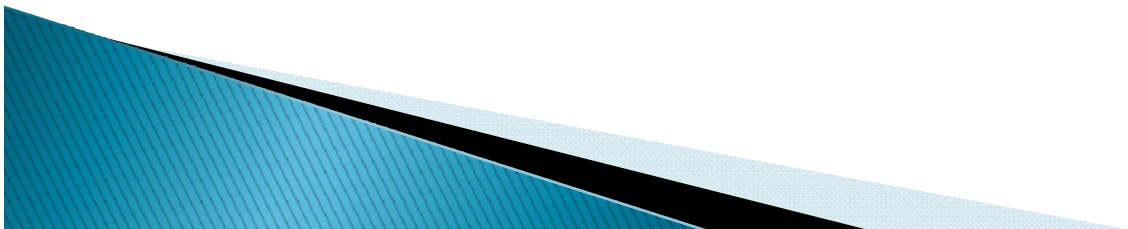
Compensation for Categories 1 and 2

- Need to determine Fair Market Value
- “Historical” average – preceding 5 years and projection for next 3 years
- Qualified property appraisers utilized
- Dispute resolution proposed
- Compensation includes moving and associated moving costs

Property Compensation Policy

Compensation for Categories 3

- Offer to compensate \$5,000 for each property



Property Compensation Policy

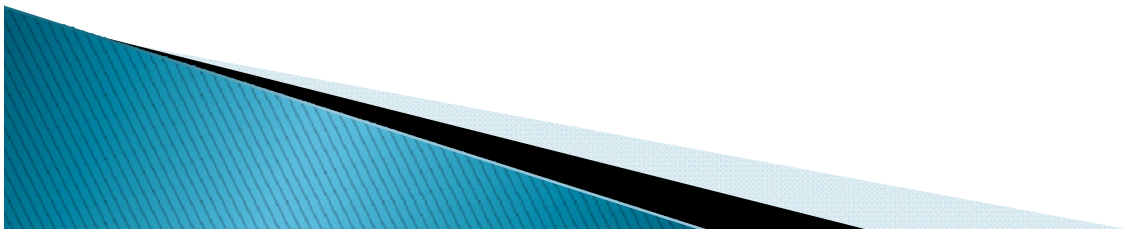
Timing

- As soon as reasonably possible after all approvals obtained
- Staged compensation/acquisition procedure
- Category 1 – one per year to be acquired as budget allow
- Category 2 – same as #1 above
- Category 3 – 2 years after ESR approval
- There may be hardship cases or extenuating circumstances

Property Compensation Policy

Negotiating Committee

- Comprised of:-
 - 2 Heads of Council - Trent Hills and County Warden
 - 2 Chief Administrative Officers - Trent Hills and Northumberland County
 - 1 Trent Hills Clerk



Property Compensation Policy

Recommendation

- That Council approve the property compensation and acquisition policy
- That the Negotiating Committee commence meetings with affected property owners as identified in the policy upon final approval of the ESR

